

EXHIBIT 21

EARLY TERMINATION DATES AND TERMS FOR TERMINATION COMPENSATION

All Section references in this Exhibit 21 are to the Sections of the Agreement unless expressly provided otherwise.

1. Termination for Convenience

1.1 If IFA exercises its right of Termination for Convenience pursuant to Section 20.1, the Early Termination Date shall be as specified in the Notice of Termination for Convenience, but in no event earlier than 30 days after the date such Notice is delivered.

1.2 If IFA exercises its right of Termination for Convenience pursuant to Section 20.1, IFA shall pay compensation to Developer in an amount equal to either (a) the Backward Looking Termination for Convenience Amount, or (b) the Forward Looking Termination for Convenience Amount, as selected by Developer in Exhibit 2-J.

1.3 The Backward Looking Termination for Convenience Amount shall be calculated as follows (calculated at the Early Termination Date and without duplicative-counting):

1. The Project Debt Termination Amount; plus
2. An amount which, when added to all Distributions described in clause (a) of the definition thereof actually paid to Equity Members or their Affiliates on or before the Early Termination Date:
 - (a) Yields as of the Early Termination Date at an internal rate of return on Committed Investment described in clause (a) of the definition thereof, other than Subordinate Debt (taking into account the timing of such Distributions and Committed Investment), equal to the Original Equity IRR; plus
 - (b) Repays as of the Early Termination Date outstanding Subordinate Debt (excluding Breakage Costs) with interest thereon accrued up to the Early Termination Date at a rate equal to the lesser of (i) the non-default interest rate provided in the Funding Agreements for the Subordinate Debt or (ii) the Original Equity IRR; plus
3. Redundancy Payments for employees of Developer that have been or will be reasonably incurred by Developer as a direct result of termination of the Agreement; plus
4. Subject to Section 19.4.4, any Losses that have been incurred and will be incurred by Developer as a direct result of termination of the Agreement arising out of the termination of contracts with Contractors, including reasonable and documented out-of-pocket costs to demobilize, but only to the extent that:
 - (a) Such Losses are incurred in connection with the Project and in respect of the provision of services or the completion of work required to be provided

by Developer;

- (b) Such Losses are incurred under arrangements and/or agreements that are consistent with terms of the Agreement, have been entered into in the ordinary course of business and, in the case of contracts with Affiliates, are on commercially reasonable terms, and
- (c) Each of Developer and the relevant Contractors has used reasonable efforts to mitigate the Losses; minus

5. All amounts standing to the credit of any bank or trust account held by or on behalf of Developer as of the Early Termination Date, except in the Handback Requirements Reserve Account (governed by Section 6.13.4); minus

6. The portion of any previous payments to Developer that compensated Developer for Extra Work Costs and Delay Costs accruing after the Early Termination Date and attributable to Relief Events that occurred prior to termination.

1.4 The Forward Looking Termination for Convenience Amount shall be calculated as follows (calculated at the Early Termination Date and without duplicative-counting):

- 1. The Project Debt Termination Amount; plus
- 2. The amount of all Distributions described in clause (a) of the definition thereof to Equity Members or their Affiliates anticipated in the Financial Model to be paid on Committed Investment and outstanding Subordinate Debt (excluding Breakage Costs) between the Early Termination Date until the date of expiration of the Term, each amount discounted back (i) for Committed Investment, at the Original Equity IRR, and (ii) for outstanding Subordinate Debt, at the lesser of the non-default interest rate provided in the Funding Agreements or the Original Equity IRR, with the discounting in each case to be from the date on which it is shown to be payable in the Financial Model to the Early Termination Date; plus
- 3. Redundancy Payments for employees of Developer that have been or will be reasonably incurred by Developer as a direct result of termination of the Agreement; plus
- 4. Subject to Section 19.4.4, any Losses that have been incurred and will be incurred by Developer as a direct result of termination of the Agreement arising out of the termination of contracts with Contractors, including reasonable and documented out-of-pocket costs to demobilize, but only to the extent that:
 - (a) Such Losses are incurred in connection with the Project and in respect of the provision of services or the completion of work required to be provided by Developer;
 - (b) Such Losses are incurred under arrangements and/or agreements that are consistent with terms of the Agreement, have been entered into in the ordinary course of business and, in the case of contracts with Affiliates, are on commercially reasonable terms, and

(c) Each of Developer and the relevant Contractors has used reasonable efforts to mitigate the Losses; minus

5. All amounts standing to the credit of any bank or trust account held by or on behalf of Developer as of the Early Termination Date, except in the Handback Requirements Reserve Account (governed by Section 6.13.4); minus
6. The portion of any previous payments to Developer that compensated Developer for Extra Work Costs and Delay Costs accruing after the Early Termination Date and attributable to Relief Events that occurred prior to termination.

1.5 The Termination Compensation under Section 1.3 or 1.4 above, as applicable, shall be due and payable by IFA in immediately available funds within 90 days after:

1. IFA gives its Notice of its election to terminate;
2. The Collateral Agent provides IFA with a written statement as to the Project Debt Termination Amount, with documentation reasonably required by IFA to support such statement; and
3. Developer provides IFA with a written statement as to the amounts payable and deductible pursuant to subsections 2 through 6 of Section 1.3 or 1.4 above, as applicable, with documentation reasonably required by IFA to support such statement and a certification that such amounts are true and correct.

1.6 The Termination Compensation shall bear interest from the later of the Early Termination Date or the date that is five days after IFA receives the statements and documentation set forth in subsections 2 and 3 of Section 1.5 above, until the date paid, at an annual rate equal to Developer's then weighted average cost of Project Debt and Committed Investment, assuming, however, (a) non-default rates of interest, (b) a cost of Committed Investment other than Subordinate Debt equal to that set forth in Section 1.3 or 1.4 above, as applicable, and (c) a cost of Subordinate Debt equal to that set forth in Section 1.3 or 1.4 above, as applicable. Payments shall be applied first to accrued unpaid interest and second to the outstanding Termination Compensation amount.

2. Termination for Extended Relief Events, Extended Permitted Closure or Commercially-Unreasonable Insurance Availability

2.1 If the Agreement is terminated pursuant to Section 20.2, the Early Termination Date shall be 60 days after, as the case may be:

1. The date of acceptance of the conditional election to terminate;
2. The date IFA delivers Notice of election to terminate pursuant to Section 20.2.2;
or
3. The date either Party delivers Notice of its unconditional election to terminate pursuant to Section 20.2.5.

2.2 If the Agreement is terminated pursuant to Section 20.2, IFA shall pay compensation to Developer calculated as follows (calculated at the Early Termination Date and without double-counting):

1. The Project Debt Termination Amount; plus
2. Amounts paid by the Equity Members or their Affiliates to Developer in the form of Committed Investment described in clause (a) of the definition thereof or in the form of Subordinate Debt up until the Early Termination Date, less any amounts actually received by the Equity Members or their Affiliates from Developer as Distributions described in clause (a) of the definition thereof, provided if the amounts calculated pursuant to this subsection 2 are less than zero, then, for purposes of the calculation of the termination amount, they shall be deemed to be zero; provided, further, that if the termination under Section 20.2.1.1(a) is due to Environmental Litigation, amounts payable under this Section 2.2(2) shall include a rate of return (i) with respect to Committed Investment equal to the Original Equity IRR and (ii) with respect to Subordinate Debt equal to the lesser of the Original Equity IRR or the non-default interest rate owing on the Subordinate Debt.; plus
3. Redundancy Payments for employees of Developer that have been or will be reasonably incurred by Developer as a direct result of termination of the Agreement; plus
4. Subject to Section 19.4.4, any Losses that have been or will be incurred by Developer as a direct result of termination of the Agreement arising out of the termination of contracts with Contractors, including reasonable and documented out-of-pocket costs to demobilize, but only to the extent that: such
 - (a) Such Losses are incurred in connection with the Project and in respect of the provision of services or the completion of work required to be provided by Developer;
 - (b) Such Losses are incurred under arrangements and/or agreements that are consistent with terms of the Agreement, have been entered into in the ordinary course of business and, in the case of contracts with Affiliates, are on commercially reasonable terms, and
 - (c) Each of Developer and the relevant Contractors has used reasonable efforts to mitigate the Losses; minus
5. All amounts standing to the credit of any bank or trust account held by or on behalf of Developer as of the Early Termination Date, except in the Handback Requirements Reserve Account (governed by Section 6.13.4); minus
6. The portion of any previous payments to Developer that compensated Developer for Extra Work Costs and Delay Costs accruing after the Early Termination Date and attributable to Relief Events that occurred prior to termination.

2.3 Payment of the Termination Compensation is conditioned upon IFA's receipt of the following:

1. From the Collateral Agent, a written statement as to the Project Debt Termination Amount, with documentation reasonably required by IFA to support such statement; and
2. From Developer, a written statement as to the amounts payable and deductible pursuant to subsections 2 through 6 of Section 2.2 above, with documentation reasonably required by IFA sufficient to support such statement and a certification that such amounts are true and correct.

2.4 Provided that IFA has received the statements and documentation set forth in Section 2.3 above, the Termination Compensation under Section 2.2 above shall be due and payable by IFA in immediately available funds as follows:

1. If the termination Notice has been given by Developer, Termination Compensation shall be made, in full, not later than (a) July 1 immediately following the date IFA receives the statements and documentation set forth in Section 2.3 above, if such date occurs before August 1, or (b) the second July 1 immediately following the date IFA receives the statements and documentation set forth in Section 2.3 above, if such date occurs on or after August 1.
2. If the termination Notice has given by IFA, Termination Compensation shall be due and payable by IFA no later than 90 days after receipt of the written statements referred to in Section 2.3 above.

2.5 The Termination Compensation shall bear interest from the later of the Early Termination Date or the date that is five days after IFA receives the statements and documentation set forth in Section 2.3 above, until the date paid. The annual interest rate shall equal Developer's then weighted average cost of Project Debt (including Subordinate Debt, if any) and Committed Investment, assuming however, (a) non-default rates of interest, (b) a cost of Committed Investment other than Subordinate Debt (if any) equal to the Original Equity IRR, and (c) a cost of Subordinate Debt (if any) equal to the lesser of its non-default interest rate or the Original Equity IRR. Payments shall be applied first to accrued unpaid interest and second to the outstanding Termination Compensation amount. Interest shall be due and payable (a) on the dates when interest is required to be paid to Lenders under the Funding Agreements if paid pursuant to Section 2.4(1) above, or (2) on the date of payment of the Termination Compensation if paid pursuant to Section 2.4(2) above, and absent any Funding Agreements, monthly.

3. Termination for Developer Default

3.1 If the Agreement is terminated due to a Default Termination Event pursuant to Section 20.3, the Early Termination Date shall be effective immediately upon delivery of Notice of termination to Developer and the Collateral Agent, or such other date as IFA may specify in the termination Notice.

3.2 If the Agreement is terminated due to a Default Termination Event pursuant to Section 20.3 (but excluding a termination due to a Default Termination Event under Section 19.1.1.16 or 19.1.1.17) before the Substantial Completion Date, and if and only if no Lender has duly exercised an option to obtain New Agreements from IFA pursuant to Section 21.4.4, then IFA shall pay compensation to Developer (calculated at the Early Termination Date and without duplicative-counting) equal to the greater of:

1. The amount calculated as follows:
 - (a) The amount of the Project Adjusted Costs; plus
 - (b) The amount of any compensation accrued under Section 15.3 but not yet paid; minus
 - (c) The amount of any Losses that have been or will be incurred by IFA resulting from the Developer Default, including the damages described in Section 19.2.5; minus
 - (d) The portion of any lump sum amounts previously paid (excluding the Milestone Payment and Availability Payments) by IFA to Developer under the Agreement as compensation for Extra Work Costs or Delay Costs not yet incurred by Developer relating to a Relief Event that occurred prior to termination; and

2. The amount calculated as follows:
 - (a) 80% of the Project Debt Termination Amount; minus
 - (b) The portion of any lump sum amounts previously paid (excluding the Milestone Payment and Availability Payments) by IFA to Developer under the Agreement as compensation for Extra Work Costs or Delay Costs not yet incurred by Developer relating to a Relief Event that occurred prior to termination, except there shall not be subtracted the portion of previous payments by IFA to Developer that Developer applied to reduce the principal amount of the Project Debt.

3.3 If the Agreement is terminated due to a Default Termination Event pursuant to Section 20.3 (but excluding a termination due to a Default Termination Event under Section 19.1.1.16 or 19.1.1.17) on or after the Substantial Completion Date, and if and only if no Lender has duly exercised an option to obtain New Agreements from IFA pursuant to Section 21.4.4, then IFA shall pay compensation to Developer (calculated at the Early Termination Date and without duplicative-counting) equal to the greater of:

1. The amount calculated as follows:
 - (a) The amount of the Project Adjusted Costs; minus
 - (b) The value of the accrued amortization of the Project Adjusted Costs funded with Committed Investment, calculated as the greater of (i) the total accrued amortization through the Early Termination Date determined using a straight line amortization schedule over 35 years commencing on the Substantial Completion Date, and (ii) the total accrued amortization through the Early Termination Date as shown in the Financial Model; minus
 - (c) The value of the accrued amortization of the Project Adjusted Costs funded with Project Debt, calculated as the total accrued amortization of Project Debt through the Early Termination Date as shown in the Financial Model; minus

- (d) The amount of any Losses recoverable by IFA under the PPA Documents resulting from the Developer Default, including the damages described in Section 19.2.5; minus
 - (e) The portion of any lump sum amounts previously paid (excluding the Milestone Payment and Availability Payments) by IFA to Developer under the Agreement as compensation for future Extra Work Costs or Delay Costs not yet incurred by Developer relating to a Relief Event that occurred prior to termination; and
2. The amount calculated as follows:
- (a) 80% of the Project Debt Termination Amount; minus
 - (b) The portion of any lump sum amounts previously paid (excluding the Milestone Payment and Availability Payments) by IFA to Developer under the Agreement as compensation for future Extra Work Costs or Delay Costs not yet incurred by Developer relating to a Relief Event that occurred prior to termination, except there shall not be subtracted the portion of previous payments by IFA to Developer that Developer applied to reduce the principal amount of the Project Debt.

3.4 If the Agreement is terminated due to a Default Termination Event under Section 19.1.1.16 or 19.1.1.17, or if the Agreement is terminated due to a Default Termination Event and any Lender duly exercises an option to obtain New Agreements from IFA pursuant to Section 13.2 of any Direct Agreement, if any, then no compensation shall be due to Developer.

3.5 Payment of the Termination Compensation is conditioned upon IFA's receipt of the following:

- 1. From the Collateral Agent, a written statement as to the Project Debt Termination Amount, with documentation reasonably required by IFA to support such statement; and
- 2. From Developer, a written statement as to the amounts described in subsections 1(a) and 1(b) of Section 3.2 above or subsections 1(a), 1(b) and 1(c) of Section 3.3 above, as the case may be, with written documentation sufficient to support such statement and a certification that such amounts are true and correct.

3.6 The Termination Compensation under Section 3.2 or 3.3 above, as applicable, shall be due and payable by IFA in immediately available funds, in full, not later than (a) July 1 of the year immediately following the date IFA receives the statements and documentation set forth in Section 3.5 above, if such date occurs before August 1, or (b) the second July 1 immediately following the date IFA receives the statements and documentation set forth in Section 3.5 above, if such date occurs on or after August 1; provided, however, if any Lender continues to have the option to obtain New Agreements from IFA pursuant to Section 21.4.4, then installments of the Termination Compensation shall not commence until the first Monthly Disbursement Date after the earlier of (i) the date IFA receives written waivers of all such options from all applicable Lenders or (ii) all such options expire without exercise.

3.7 The Termination Compensation shall bear interest from the later of the Early Termination Date or the date that is five days after IFA receives the statements and documentation set forth in Section 3.5 above, until the date paid, at an annual rate equal to Developer's then weighted average cost of Project Debt, excluding however, Subordinate Debt (if any) and assuming non-default rates of interest. Payments shall be applied first to accrued unpaid interest and second to the outstanding Termination Compensation amount. Interest shall be due and payable on the dates when interest is required to be paid to Lenders under the Funding Agreements, and absent any Funding Agreements, monthly.

4. Termination for IFA Default, Suspension of Work or Delayed Notice to Proceed

4.1 If the Agreement is terminated pursuant to Section 20.4, the Early Termination Date shall be effective 30 days after Developer's delivery of Notice of termination to IFA.

4.2 If the Agreement is terminated pursuant to Section 20.4, IFA shall pay compensation to Developer in an amount equal to the amount described in Section 1.2 above.

4.3 Payment of the Termination Compensation is conditioned upon IFA's receipt of the following:

1. From the Collateral Agent, a written statement as to the Project Debt Termination Amount, with documentation reasonably required by IFA to support such statement; and
2. From Developer, a written statement as to the amounts payable and deductible pursuant to subsections 2 through 6 of Section 1.3 or 1.4, as applicable, with documentation reasonably required by IFA sufficient to support such statement and a certification that such amounts are true and correct.

4.4 The Termination Compensation under Section 4.2 above shall be due and payable by IFA in immediately available funds no later than 90 days after receipt of the written statements referred to in Section 4.3 above.

4.5 The Termination Compensation shall bear interest from the later of the Early Termination Date or the date that is five days after IFA receives the statements and documentation set forth in Section 4.3 above, until the date paid, at an annual rate equal to Developer's then weighted average cost of Project Debt and Committed Investment, assuming, however, (a) non-default rates of interest, (b) a cost of Committed Investment other than Subordinate Debt equal to that set forth in Section 1.3 or 1.4 above, as applicable, and (c) a cost of Subordinate Debt equal to that set forth in Section 1.3 or 1.4 above, as applicable. Payments shall be applied first to accrued unpaid interest and second to the outstanding Termination Compensation amount. Interest shall be due and payable on the dates when interest is required to be paid to Lenders under the Funding Agreements, and absent any Funding Agreements, monthly.

5. Termination by Court Ruling

5.1 Termination by Court Ruling under Section 20.5 becomes effective, and automatically terminates the Agreement, upon issuance of the final, non-appealable court order by a court of competent jurisdiction.

5.2 If the Agreement is terminated pursuant to Section 20.5, IFA shall pay compensation to Developer in an amount equal to the amount described in Section 2.2 above, provided that for purposes of calculating the amount of termination compensation payable under this Section 5.2, amounts payable under Section 2.2(2) shall include a rate of return on such amounts paid by the Equity Members or their Affiliates in the form of Committed Investment or drawn under Subordinate Debt from the date paid or drawn under the Subordinate Debt until the Early Termination Date equal to 5% per annum; provided, that for avoidance of doubt, if the Termination by Court Ruling is due to Environmental Litigation, such rate of return (i) with respect to Committed Investment shall equal the Original Equity IRR and (ii) with respect to Subordinate Debt shall equal to the lesser of the Original Equity IRR or the non-default interest rate owing on the Subordinate Debt.

5.3 Payment of the Termination Compensation is conditioned upon IFA's receipt of the following:

1. From the Collateral Agent, a written statement as to the Project Debt Termination Amount, with documentation reasonably required by IFA to support such statement; and
2. From Developer, a written statement as to the amounts payable and deductible pursuant to subsections 2 through 6 of Section 2.2 above, with documentation reasonably required by IFA sufficient to support such statement and a certification that such amounts are true and correct.

5.4 The Termination Compensation under Section 5.2 above shall be due and payable by IFA in immediately available funds, in full, not later than (a) July 1 of the year immediately following the date IFA receives the statements and documentation set forth in Section 2.3 above, if such date occurs before August 1, or (b) the second July 1 immediately following the date IFA receives the statements and documentation set forth in Section 2.3 above, if such date occurs on or after August 1.

5.5 The Termination Compensation shall bear interest from the later of the Early Termination Date or the date that is five days after IFA receives the statements and documentation set forth in Section 5.3 above, until the date paid. The annual interest rate shall equal Developer's then weighted average cost of Project Debt (including Subordinate Debt, if any) and Committed Investment, assuming however, (a) non-default rates of interest, (b) a cost of Committed Investment other than Subordinate Debt (if any) equal to the Original Equity IRR, and (c) a cost of Subordinate Debt (if any) equal to the lesser of its non-default interest rate or the Original Equity IRR. Payments shall be applied first to accrued unpaid interest and second to the outstanding Termination Compensation amount. Interest shall be due and payable on the dates when interest is required to be paid to Lenders under the Funding Agreements.

6. Termination for Failure of Financial Close

6.1 If the Agreement is terminated pursuant to Section 20.6.1, IFA shall pay compensation to Developer an amount calculated as follows (calculated at the Early Termination Date and without double-counting):

1. The lesser of (a) (i) Developer's documented, actual, reasonable external costs incurred, without mark-up by Developer for overhead or profit, for the satisfaction of conditions precedent to each of issuance of NTP1 and to the commencement

of the Design Work and for the preparation of Design Documents between the date of satisfaction of the conditions precedent to commencement of the Design Work and the date of delivery of the Notice of termination, plus (ii) Developer's documented, actual, reasonable external costs incurred for the work necessary to achieve Financial Close and the conditions precedent to issuance of NTP2, including, without limitation, in connection with conducting the IPDC, if IFA has issued the IPDC Commencement Notice, and to satisfy the conditions precedent to issuance of NTP1, conditions precedent to commencement of the Design Work, and conditions precedent to issuance of NTP2, plus (iii) legal advisor, insurance advisor and technical advisor fees payable or reimbursable to Lenders who provided commitments in connection with the delivery of the Financial Proposal as well as breakage costs and work fees, if any, payable to the Lenders who provided price commitments in connection with the submission of the Financial Proposal in an amount not to exceed 1% of the principal amount of such commitments, that are or were due and payable by Developer upon the expiration of such commitments if IFA gave its Notice extending the period for Financial Close as provided in Section 13.7.2 beyond the commitment period set forth in such commitments, or (b) \$15,000,000; plus

2. \$1,000,000.

6.2 For purposes of this Section 6, "external costs" means only those costs that are payable for work or services performed between the Effective Date and the Termination Date by Contractors, rating agencies, financial advisors, technical advisors, insurance advisors, and legal counsel that are not Equity Members. "External costs" expressly excludes costs of work and services performed by, and the overhead costs of, Developer and Equity Members.

6.3 Payment of the Termination Compensation is conditioned upon IFA's receipt from Developer of a written statement as to the amounts payable pursuant to subsection 1 of Section 6.1 above, with documentation reasonably required by IFA sufficient to support such statement and a certification that such amounts are true and correct. Termination Compensation as provided in this Section 6 shall be due and payable no later than 60 days following IFA's receipt of Developer's written statement as described in this Section 6.3.